



## The Grand Theatre

The Grand Theatre began with the removal of vacant and under-used buildings in the heart of Downtown Lincoln. It resulted in a state-of-the-art, 14-screen theater that is projected to attract more than 1 million visitors to downtown annually.

While cities around the country struggle with development sprawl and the resulting extensive demands for new infrastructure -- new streets and public utilities -- the Grand uses existing infrastructure. New development supported by existing infrastructure equals a wise use of community resources.

In addition to the Douglas Theatre Company, there were several "players" that helped make this project happen:

- ▷ The Mayor's Office, Law Department and Urban Development Department negotiated with the Douglas Theatre Company to help shape the Redevelopment Agreement.
- ▷ The City hired the architectural firm of Erickson and Sullivan to work with the Douglas

Theatre's architect, Michael Bott and Associates, to develop the building's unique façade. The Urban Design Committee, an advisory board to the Lincoln-Lancaster Co. Planning Department, approved the design of the building facade.

- ▷ The Parking Administration Office of the Public Works Department arranged and implemented an agreement with Douglas Theatres, providing free parking at the nearby City-owned Centerpark Parking Garage.
- ▷ Tax Increment Finance funds, generated by the increased tax value of the new development, are paying for the street landscaping and sidewalks.
- ▷ Hampton Construction Company built the theater and Kingery Construction built the City-funded sidewalk improvements.

Because of the project's excellence, the Grand Theatre has been nominated for Lincoln's 2005 Community Development Week Award.



For more information about other community development projects in Lincoln, contact the City's Urban Development Department, at 402-441-7606 or email: [urbandev@lincoln.ne.gov](mailto:urbandev@lincoln.ne.gov)